

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

November 6, 2012

The meeting was called to order at 1:32 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Mike Linder and Mr. Dan Havener; Mr. Gary Leasure was excused from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Ice Miller; Tami Kelly, Clerk of Council; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the September 4 or the October 2, 2012 regular meetings; they were approved by unanimous consent.

Chair Holt requested that an additional item be added to the agenda; "4 Paws and a Tail," special use permit for pet grooming. Mr. Havener made a motion to add Item #6 "4 Paws and a Tail" special use permit to the agenda, seconded by Mr. Linder. The motion was unanimously approved.

Item #1 – Lamplighter Senior Village – Plat Approval

(PID #201209280041)

The applicant is requesting approval of a plat for the dedication of a proposed extension of Lamplighter Drive. The land will provide access to the Lamplighter Senior Village, located south of Lamplighter Drive. 0.159 acres of land are contained within the proposed area to be platted, all of which will be placed in right-of-way and dedicated to the city. The road extension is in accordance with the approved development plan for the Lamplighter Senior Village.

The applicant, Todd Valentine, was present and spoke to the item. There were no questions from Planning Commission or the public.

Mr. Havener motioned to recommend approval of the Lamplighter Senior Village plat approval application, Mr. Linder seconded and the vote was unanimous.

Item #2 – Lamplighter Senior Village – Lot Split

(PID# 201210110045)

The applicant is requesting to split 7.011 acres on the south side of Lamplighter Drive, the future site of the Lamplighter Senior Village. The site will be accessed from extensions of Lamplighter Drive installed by Creative Housing and by the applicant under a separate plat application. The proposed split will create a lot according to the approved development plan for the Lamplighter Senior Village.

The applicant, Todd Valentine, remained at the podium to speak to the item. There were no questions from Planning Commission or the public.

Mr. Boso motioned to approve the lot split, Mr. Linder seconded and the vote was unanimous.

Item #3 – Buckeye Grove Shopping Center – Lot Split

(PID # 201210020042)

The applicant is requesting to split 0.875 acres from the existing Buckeye Grove Shopping Center parcel to create a unique lot for the existing Ken's Car Wash. The proposed lot would only be accessible from the parent parcel; however the applicant submitted recorded easements giving outlots of the Shopping Center access over the main shopping center parcel.

The applicant, Frank Petruziello, was present to speak to the item. Mr. Petruziello added that they are splitting the lot for property tax purposes. Chair Holt inquired if there was an agreement with Buckeye Grove Shopping for the easement; Mr. Petruziello indicated there was.

Mr. Havener motioned to approve the lot split, Mr. Linder seconded and the vote was unanimous.

Item #4 – Pinnacle Club of Grove City - Development Plan Amendment

(PID #201210020043)

The applicant is requesting approval of a Development Plan Amendment for Subarea E of the Pinnacle Club to create a new road and lot configuration for the undeveloped portion of the subarea. Subarea E was originally approved in 2004 as a TND, “Traditional Neighborhood Development,” to emphasize streetscapes with rear access garages; however, the subarea was amended in 2009 to reconfigure the road network to allow for more front-loading garages. The proposed amendment will reduce the number of front-loaded Village Homes and increase the number of Carriage Homes, with garages accessed off rear alleys. The proposed change will increase the overall density in the subarea; however this density will be lower than the density in the subarea originally approved in 2004. The proposed amendment will also increase the amount of open space in reserves “X” and “AA”.

Jackson Reynolds of Smith and Hale and Jason Francis of M/I Homes, were present and spoke to the item. Mr. Reynolds stated that M/I was reverting back to a design closer to the original development plan because the original was more appropriate for the area. Mr. Linder asked Mr. Francis if there was a price-point change in the homes. Mr. Francis stated that he did not anticipate much of a price differentiation. He stated that today’s buyer prefers the alley product and maintenance-free living. Mr. Francis stated that the proposed amendment will give the development diversity in housing options. Mr. Linder asked if Mr. Francis felt that the mix of housing types and their proximity to each other was appropriate. Mr. Francis responded that this is how their TND areas are typically designed and that he felt that the uses went well together.

Being no further questions from the Planning Commission or the public, Mr. Havener motioned to recommend the approval of the development plan amendment as submitted, Mr. Boso seconded and the vote was approved unanimously.

Item #5 – Pinnacle Club of Grove City – Method of Zoning Change

(PID #201210020044)

The applicant is requesting approval of a Zoning Text Amendment for Pinnacle Club Subarea E. The original zoning text for the subarea was approved by Council in 2004 and was most recently amended in 2009. The proposed amendment will increase the number of Carriage Homes in the subarea from 207 to 303 and decrease the number of Village Homes from 240 to 140. The maximum number of homes permitted in the subarea will be increased from 505 to 531, and the density will increase from 4.39 units per acre to 4.6 units per acre.

Ms. Dooley stated that the submitted text shows the proposed changes to Subarea E; however the submitted changes were not made to the most recently approved zoning text for the Pinnacle Club of Grove City; therefore staff is recommending that only the proposed amendments to Section V (Subarea E) be approved with this application. She further stated that, in order to remain consistent with the proposed amendment to the development plan for the subarea, the number of permitted Carriage Homes should be increased from 303 to 333.

Chair Holt noted the following stipulations:

1. Amendments shall only apply to Section V (Subarea E) of the Zoning Text; and,
2. The number of Carriage Homes in the subarea shall be amended to 333.

The applicants, Mr. Reynolds and Mr. Hale remained at the podium. They had no problem adhering to the noted stipulations.

Being no further questions, Mr. Linder motioned to recommend the approval of the method of zoning change with the stipulations noted, Mr. Havener seconded and the vote was unanimously approved.

Item #6 – 4 Paws & A Tail – Special Use Permit (Pet Grooming)

(PID #201210120046)

The applicant is requesting a special use permit to offer dog grooming at 2237 Stringtown Road, part of a multi-tenant building at the southeast corner of Stringtown Road and Parkmead Drive. The proposed business would be open Tuesday through Saturday from 8am to 5pm and employ four people. The applicant has indicated that the walls will be soundproofed so as not to bother other tenants in the structure and employees will be “diligent about cleaning up any accidents the pets may have and removing the waste from the area.”

Ms. Dooley stated that staff does not feel that the proposed use will adversely affect the use of the adjacent properties. Materials indicated multiple measures including soundproofing that will be taken to ensure it does not disturb other tenants. Furthermore, the applicant indicated that they have never had complaints from surrounding businesses about sound or odor at their current location.

Chair Holt noted the following stipulation:

1. The applicant shall obtain the property owner’s signature on the Special Use Permit application prior to the item being reviewed by City Council.

The applicants, Diana Muha and Jordan Martin were present and spoke to the item. Chair Holt inquired if there would be any overnight boarding; Ms. Muha replied that there would not be any boarding of any kind. Mr. Boso asked where their current business was located. Ms. Muha replied that they were currently located in Creekside in Gahanna.

Being no further questions from the Planning Commission or the public, Mr. Linder motioned to recommend approval of the special use permit with stipulation as noted, Mr. Havener seconded and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:55 p.m.

Molly Frasher, Secretary

Marv Holt, Chair